

Meeting Minutes
Folsom City Council Special Meeting
May 12, 2015

CALL TO ORDER: The special City Council meeting was called to order at 6:00 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Andy Morin presiding.

ROLL CALL:

Council Members Present: Kerri Howell, Council Member
 Steve Miklos, Vice Mayor
 Ernie Sheldon, Council Member
 Jeff Starsky, Council Member
 Andy Morin, Mayor

Council Members Absent: None

Staff Present: City Manager Evert Palmer
 City Attorney Bruce Cline
 Assistant City Clerk Lydia Konopka
 Finance Director Jim Francis

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

- 3a. Conference with Legal Counsel - Threatened Litigation
 1 potential case
 Troy Gilliam
- 3b. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1):
 The City of Folsom v. Javier Barragan, et al.
 Sacramento County Superior Court Case No. 34-2015-00176306

City Attorney Bruce Cline read the closed session items into the record.

Motion by Vice Mayor Steve Miklos, second by Council Member Jeff Starsky to adjourn to Closed Session for the above-referenced item. Motion carried with the following roll call vote:

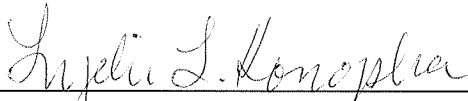
AYES: **Council Member(s):** Howell, Miklos, Sheldon, Starsky, Morin
NOES: **Council Member(s):** None
ABSENT: **Council Member(s):** None
ABSTAIN: **Council Member(s):** None

The City Council reconvened from Closed Session at 6:30 p.m. City Attorney Bruce Cline announced that there was no action to report out of closed session.

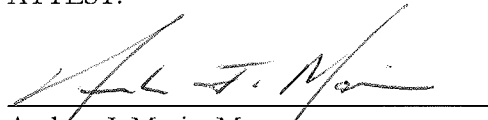
ADJOURNMENT:

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:30 p.m.

PREPARED AND SUBMITTED BY:


Lydia Konopka, Assistant City Clerk

ATTEST:


Andrew J. Morin, Mayor

Meeting Minutes
Folsom City Council Regular Meeting
May 12, 2015

CALL TO ORDER: The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Andy Morin presiding.

ROLL CALL:

Council Members Present: Kerri Howell, Council Member
Steve Miklos, Vice Mayor
Ernie Sheldon, Council Member
Jeff Starsky, Council Member
Andy Morin, Mayor

Council Members Absent: None

Staff Present: City Manager Evert Palmer
City Attorney Bruce Cline
Assistant City Clerk Lydia Konopka
Finance Director Jim Francis
Assistant City Attorney Steve Wang
Community Development/Public Works Director David Miller
Landscaping and Lighting Manager Lorraine Poggione

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

AGENDA UPDATE:

City Attorney Bruce Cline announced that there was additional information regarding items 6d and 8a.

BUSINESS FROM THE FLOOR:

The following speakers addressed the City Council:

- Madeleine Mosley, regarding Governor's Executive Order water restrictions
- Harriet Freitas, regarding Mather plane conflicts and the park site at Blue Ravine and North Parkway
- Eleanor van den Berg, regarding the City's water reduction plan and water features at community parks
- Alex Roddenbery, regarding the City's water reduction plan and water features at community parks
- Jacqueline Jenkins, regarding the City's water reduction plan and water features at community parks
- April Leigh, regarding the City's water reduction plan and water features at community parks

CONSENT CALENDAR:

- 6a. Resolution No. 9558 - A Resolution Authorizing the City Manager to Revise the Funding Source for the Folsom Water Treatment Plant Mechanical Dewatering Project
- 6b. Resolution No. 9559 - A Resolution Adopting an Initial Study/Mitigated Negative Declaration (IS/MND) and Approving the Pump Station No. 1 Storage Basin Reuse Project
- 6c. Resolution No. 9560 - A Resolution Authorizing the City Manager to Execute an Agreement with the State of California Department of Corrections and Rehabilitation for Inmate Community Service Work Crews
- 6d. **Pulled for discussion**
- 6e. Resolution No. 9562 - A Resolution of the Folsom City Council Adopting Rules of Administration Relating to Contracts Under the Williamson Act
- 6f. Resolution No. 9563 - A Resolution of the Folsom City Council Approving the Folsom Plan Area Community Design Guidelines

Motion by Vice Mayor Steve Miklos, second by Council Member Kerri Howell to approve the Consent Calendar, with the exception of Item 6d which was pulled for discussion. Motion carried with the following roll call vote:

AYES:	Council Member(s):	Starsky, Howell, Miklos, Sheldon, Morin
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	None
ABSTAIN:	Council Member(s):	None

- 6d. Resolution No. 9561 - A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Order the Formation of the Broadstone No. 4 Landscaping and Lighting District, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots within the Proposed Broadstone No. 4 Landscaping and Lighting District in the City of Folsom **(amended)**

Item 6d was pulled for discussion.

The following speakers addressed the Council:

- Chuck Coalson, spoke in opposition to the proposed resolution
- Dean Brown, spoke in support of the proposed resolution
- Harriet Freitas, spoke in opposition to the proposed resolution

Landscaping and Lighting District Manager Lorraine Poggione answered questions and clarification of the City Council.

There was discussion regarding the assessment rates and the consumer price index (CPI) as they pertain to the new district.

Mayor Andy Morin moved Item 6d with the modification of the language that the CPI is “up to 3%” instead of 4%.

Motion by Mayor Andy Morin, second by Vice Mayor Steve Miklos to approve Item 6d as amended.

Motion carried with the following roll call vote:

AYES:	Council Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	None
ABSTAIN:	Council Member(s):	None

The City Council temporarily adjourned to the joint City Council / Folsom Ranch Public Financing Authority at 7:12p.m.

Meeting Minutes
Joint City Council / Folsom Ranch Public Financing Authority
Special Meeting May 12, 2015

CALL TO ORDER: The joint City Council / Folsom Ranch Public Financing Authority meeting was called to order at 7:12 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor/Board Member Andy Morin presiding.

ROLL CALL:

Council/Board Members	Kerri Howell, Council Member
Present:	Steve Miklos, Vice Mayor
	Ernie Sheldon, Council Member
	Jeff Starsky, Council Member
	Andy Morin, Mayor

Council/Board Members	None
Absent:	

Staff Present: City Manager Evert Palmer
Deputy City Manager Elaine Andersen
City Attorney Bruce Cline
Assistant City Clerk Lydia Konopka
Finance Director Jim Francis
Assistant City Attorney Steve Wang

7b. New Business:

- i. Folsom Ranch Financing Authority Special Tax Revenue Bonds, Series 2015A
 - a. Resolution No. 9568 - A Resolution of the City Council of the City of Folsom Approving the Execution and Delivery of a Trust Agreement, a Continuing Disclosure Certificate and the Preparation of an Official Statement in Connection with the Issuance by the Folsom Ranch Financing Authority of its Special Tax Revenue Bonds, Series 2015A, and Other Matters Related Thereto
 - b. Resolution No. 001-Folsom Ranch FA - A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not To Exceed \$8,000,000 Aggregate Principal Amount of Special Tax Revenue Bonds, Series 2015A; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications Thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes Thereto and Execution and Delivery Thereof and of an Official Statement to be Derived Therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

Finance Director Jim Francis made a presentation.

Motion by Council/Board Member Jeff Starsky, second by Vice Mayor/Board Member Steve Miklos to approve Resolution No. 9568. Motion carried with the following roll call vote:

AYES:	Council/Board Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council/Board Member(s):	None
ABSENT:	Council/Board Member(s):	None
ABSTAIN:	Council/Board Member(s):	None

Motion by Council/Board Member Jeff Starsky, second by Council/Board Member Kerri Howell to approve Resolution No. 001-Folsom Ranch FA. Motion carried with the following roll call vote:

AYES:	Council/Board Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council/Board Member(s):	None
ABSENT:	Council/Board Member(s):	None
ABSTAIN:	Council/Board Member(s):	None

ADJOURNMENT:

There being no further business to come before the joint City Council / Folsom Ranch Public Financing Authority, the meeting was adjourned back to the regular City Council meeting at 7:17 p.m.

PUBLIC HEARING:

- 8a. Russell Ranch Subdivision: Environmental Impact Report, General Plan Amendment, Folsom Plan Area Specific Plan Amendment, Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Planned Development Permit, Amendment No. 1 to the First Amended and Restated Development Agreement, Project Design Guidelines, Inclusionary Housing Plan, Inclusionary Housing Agreement (PN 14-273)
- i. Resolution No. 9564 - A Resolution Certifying the Final Environmental Impact Report, Adopting Findings of Fact, Adopting a Statement of Overriding Considerations and Approving a Mitigation Monitoring and Report Program for the Russell Ranch Project
 - ii. Resolution No. 9565 - A Resolution Approving the General Plan Amendment for the Russell Ranch Project
 - iii. Resolution No. 9566 - A Resolution Approving an Amendment to the Folsom Plan Area Specific Plan for the Russell Ranch Project
 - iv. Resolution No. 9567 - A Resolution Approving Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Planned Development Permit, Project Design Guidelines, Inclusionary Housing Plan and Inclusionary Housing Agreement for the Development of the Russell Ranch Project (*amended*)
 - v. Ordinance No. 1226 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement Between the City of Folsom and TNHC Russell Ranch, LLC Relative to the Russell Ranch Project (Introduction and First Reading)

Community Development/Public Works Director David Miller introduced contract planner Sherri Abbas who made a presentation and answered questions, along with staff, of the City Council.

Bonnie Chiu, Director of Forward Planning for the New Home Company, provided an overview of the New Home Company team and their presentation along with an overview of the proposed project.

The Landscaper for the New Home Company made a presentation regarding the proposed landscaping of the project.

Martha Lofgren, Land Use Counsel for the New Home Company made a presentation regarding the proposed project.

There was discussion regarding the proposed delivery of water and the landscaping for the project and area of the Folsom Plan Area.

Mayor Andy Morin opened the Public Hearing at 8:40 p.m.

The following speakers addressed the Council:

- Aimee Gillum, in support of the project
- Mark Levers, in support of the project
- Joe Gagliardi, in support of the project

Approved 06/09/15

Mayor Andy Morin closed the Public Hearing at 8:46 p.m.

There was discussion regarding the following proposed amendments to Resolution No. 9567:

- Condition 7 – add to condition that there be approval by the City Council of the future SouthEast Connector Alignment prior to approval by the Capital Southeast Connector JPA
- Additional Condition 192 – added to state that developer shall require that the CC&Rs for the homeowners' association contain a provision that requires the HOA to enforce the maintenance standards for the sloped open space easement areas, and that the disclosures to be provided to potential purchasers shall be provided to the City for approval.
- Condition 190 – modified language to replace all references to “purple pipe” with “reclaimed/recycled” irrigation system.

City Attorney Bruce Cline and Assistant City Attorney Steve Wang provided suggested language amendments addressing timing of council approval of road alignment, reclaimed/recycled water, and general maintenance standards for open areas.

There was more discussion and clarification regarding traffic addressed to Ms. Lofgren from Council Member Ernie Sheldon.

Mayor Andy Morin commented on the necessity of getting a connection on Scott Road to Highway 50.

Motion by Council Member Jeff Starsky, second by Council Member Kerri Howell to approve Resolution No. 9564. Motion carried with the following roll call vote:

AYES:	Council Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	None
ABSTAIN:	Council Member(s):	None

Motion by Council Member Jeff Starsky, second by Council Member Kerri Howell to approve Resolution No. 9565. Motion carried with the following roll call vote:

AYES:	Council Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	None
ABSTAIN:	Council Member(s):	None

Motion by Council Member Jeff Starsky, second by Council Member Kerri Howell to approve Resolution No. 9566. Motion carried with the following roll call vote:

AYES:	Council Member(s):	Howell, Miklos, Sheldon, Starsky, Morin
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	None
ABSTAIN:	Council Member(s):	None

Motion by Council Member Kerri Howell, second by Council Member Jeff Starsky to approve Resolution No. 9567 with language amendments provided by City Attorney Bruce Cline and Assistant City Attorney Steve Wang. Motion carried with the following roll call vote:

AYES: Council Member(s): Howell, Miklos, Sheldon, Starsky, Morin
NOES: Council Member(s): None
ABSENT: Council Member(s): None
ABSTAIN: Council Member(s): None

Motion by Council Member Jeff Starsky, second by Council Member Kerri Howell to introduce Ordinance No. 1226. Motion carried with the following roll call vote:

AYES: Council Member(s): Howell, Miklos, Sheldon, Starsky, Morin
NOES: Council Member(s): None
ABSENT: Council Member(s): None
ABSTAIN: Council Member(s): None

CITY MANAGER REPORTS:

City Manager Evert Palmer spoke of available water rebate programs offered by the City starting tomorrow. He also reminded that there are financing alternatives for water conservation programs offered by mPower.

COUNCIL COMMENTS:

Council Member Ernie Sheldon thanked Deputy City Manager Elaine Andersen for helping with a mock City Council meeting for fourth graders at Oak Chan Elementary School.

Council Member Kerri Howell reminded everyone to drive carefully.

Mayor Andy Morin reminded all of the Run With Nature event this weekend, and the Mayor's Ride on May 14.


ADJOURNMENT:

There being no further business to come before the Folsom City Council, the meeting was adjourned at 9:05 p.m.

PREPARED AND SUBMITTED BY:


Lydia Konopka, Assistant City Clerk

ATTEST:


Andrew J. Morin, Mayor